

Full Planning Application 05/03624/FUL
at
75 Crewe Road West
Edinburgh
EH5 2PD

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03624/FUL, submitted by Mr + Mrs Thomson. The application is for: **Alterations and extension to dwelling house**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site is a lower flat in an ex local authority four-in-a-block property on the east side of Crewe Road West. The property which is finished in roughcast with a slated hipped roof faces onto a parking area at the front and a former railway line to the rear. Situated on a slope the ground level is lower than the adjacent property to the south. The rear garden is divided with hedges and fences marking the side boundaries of an 'L' shaped garden. Although the hedges appear to indicate otherwise, the applicant has confirmed that they have ownership of the land affected by this proposal. The maximum garden depth is 12.5m.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for a single storey rear extension and the formation of a window on the gable elevation. The proposed extension will have windows on the rear elevation only. The proposal with a floor area of 16.6 sqm. Will be finished in roughcast with a stainless steel roof.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The proposed rear extension and gable window will adversely affect the character of the existing building and the surrounding area;
- b) Neighbouring amenity will be adversely affected.

a) The design of the proposals and the materials selected are satisfactory in this location and will not adversely affect the character of the building or the surrounding area. The footprint of the extension represents less than one third of the remaining garden ground and will not dominate the original form of the property. The proposal complies with the guidelines for House Extensions.

b) The proposed extension does not have windows on the side elevations, although the proposed rear windows will be within 9.0m of the boundary and will overlook the neighbouring garden. There will be no resultant change to the current privacy situation.

The neighbour from the flat above has raised an objection to the forming of a window on the existing gable elevation which will be sited within 1.2m of his door. This window will overlook land in mutual ownership which forms the pathways to the rear gardens. The window will be 1.2m from the boundary. The property to the south has no windows on the gable elevation. A relaxation

of the privacy guideline requiring screening to windows within 9.0m of the boundary is acceptable in this instance since privacy is already compromised due to the properties being flatted.

Overshadowing from the extension will fall within the applicant's garden ground.

In summary neighbouring amenity will not be adversely affected by this proposal.

The proposals comply with the relevant Local Plan Policies. A breach of the Non-statutory guidelines for privacy is acceptable in this instance since privacy is compromised due to the existing division of the garden ground.

In conclusion, the proposals are acceptable in this location. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jeanette Arnott - Tuesday, Wednesday And Alternate Thursdays on 0131 529 3594 (FAX 529 3706)
Ward affected	09 - Pilton
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	7 November 2005
Drawing numbers/ Scheme	1 - 2 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 75 Crewe Road West
Edinburgh
EH5 2PD
Proposal: Alterations and extension to dwelling house
Reference No: 05/03624/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One representation has been received from the neighbour who has the upper flat with concerns over loss of privacy from the gable window. Other concerns relating to disruption relating to the construction phase are not planning issues.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The property referred to in this application is identified in the North West Edinburgh Local Plan as being within a mainly residential area where existing residential character and amenities are to be safeguarded. The property lies within the Urban Area of the Draft West Edinburgh Local Plan, policies DQ6 and DQ11 apply.

Relevant Policies:

North West Edinburgh Local Plan

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Draft West Edinburgh Local Plan

Policy DQ6 states that new development should be designed to make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. They should be of a suitable scale to the existing building and space around it.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

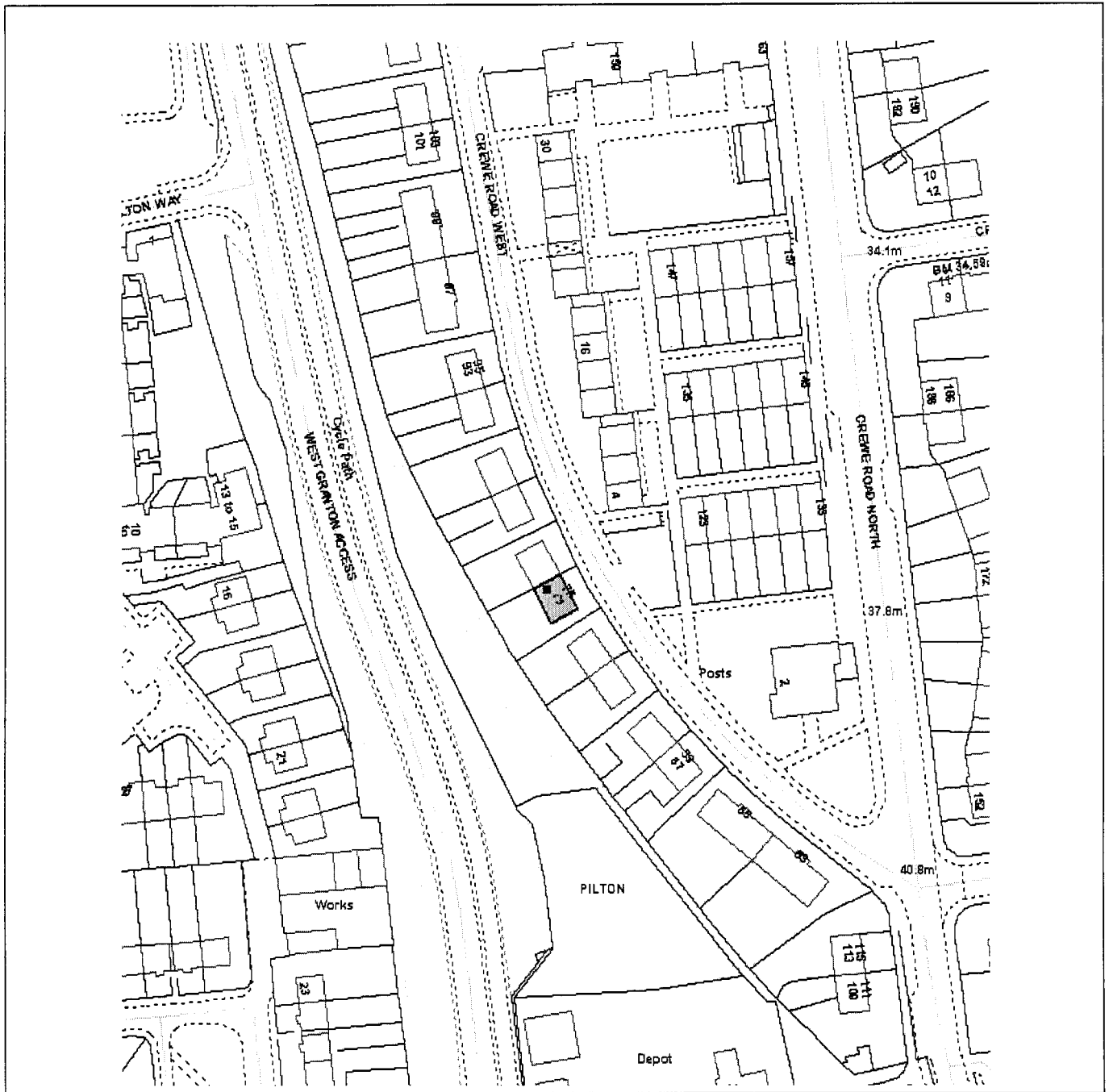
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



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PLANNING APPLICATION

Address	75 Crewe Road West, Edinburgh, EH5 2PD		
Proposal	Alterations and extension to dwelling house		
Application number:	05/03624/FUL	WARD	09- Pilton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			